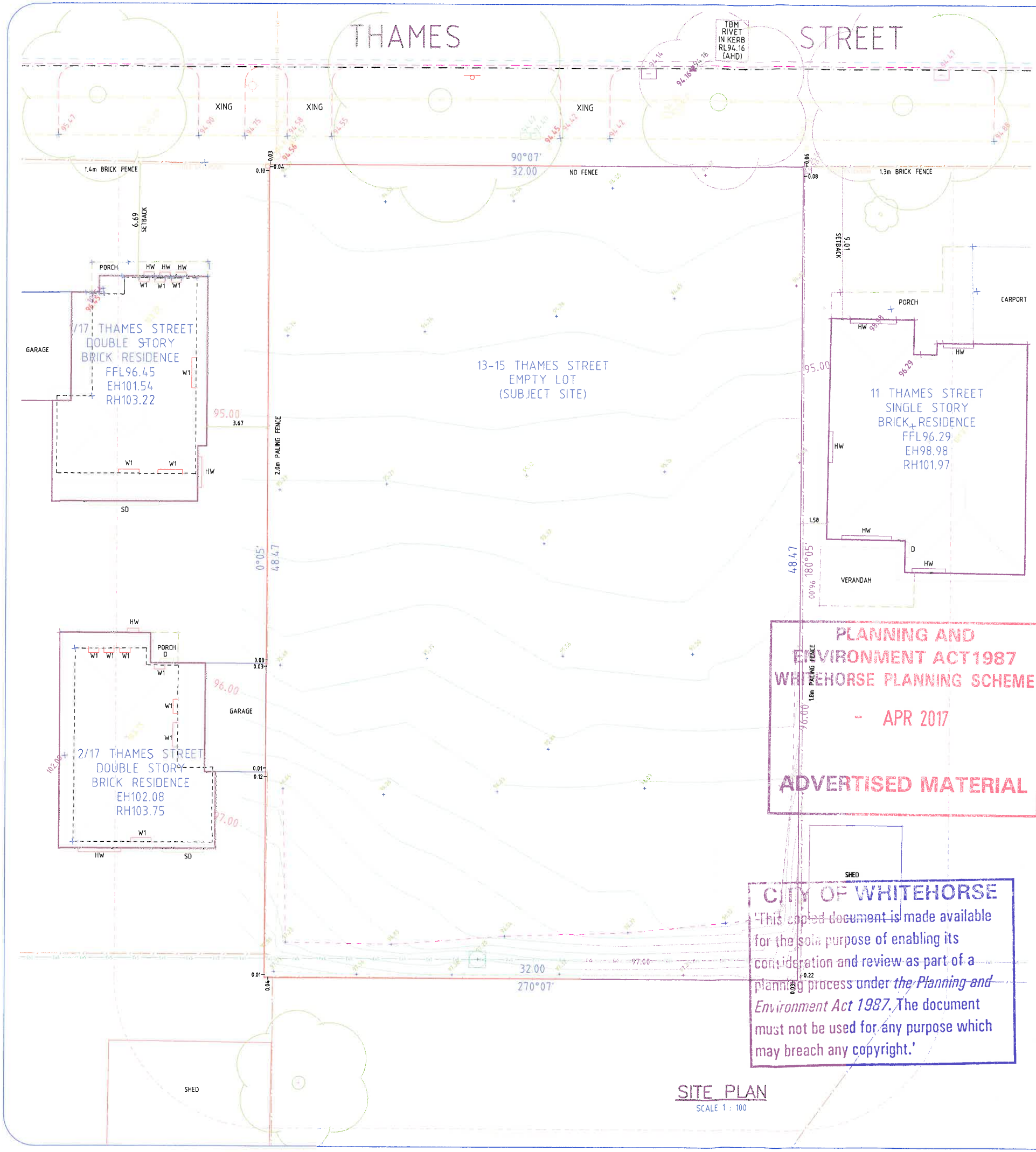

SITE PLAN
SCALE 1 : 100

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WHITEHORSE PLANNING SCHEME
- APR 2017
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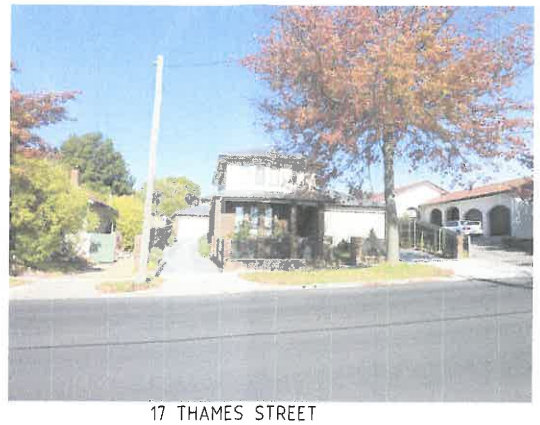
17 THAMES STREET

13-15 THAMES STREET

13-15 THAMES STREET

LEGEND

- EXISTING SURFACE LEVELS
- FINISHED SURFACE LEVELS
- EXISTING FLOOR LEVELS
- EXISTING ROOF HEIGHT
- EXISTING GUTTER HEIGHT
- SURVEY STATIONS
- 95.00 EXISTING CONTOURS
- EXISTING SEWER MANHOLES
- EXISTING DRAINAGE SIDE ENTRY PIT
- EXISTING DRAINAGE GRATED SIDE ENTRY PIT
- EXISTING DRAINAGE JUNCTION PIT
- EXISTING DRAINAGE GRATED JUNCTION PIT
- EXISTING TELSTRA PIT
- EXISTING POWER PIT
- VIC ROADS PIT
- EXISTING WATER VALVE
- FIRE HYDRANT
- SLOPE OR GRADIENT
- EXISTING HOIST
- DRAINAGE JUNCTION PIT
- GRATED TRENCH
- TEMPORARY BENCH MARK
- BACK OF KERB, CHANNEL & LIP
- EXISTING CONCRETE FOOTPATH
- EXISTING DRAINAGE
- EXISTING SEWER MAIN
- EXISTING TELSTRA CABLE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRICITY LINE
- RAILWAY
- FENCING
- ROOF
- EASEMENT
- STAY
- EXISTING HOUSE DRAIN
- OFFSET FROM TITLE BOUNDARY
- EXISTING VEHICLE CROSSINGS
- EXISTING STREET SIGNS
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING SIGNIFICANT TREES
- EXISTING SHRUBS

0 1 2 4 6 8
SCALE 1:100 AT B1 SIZE

DATE	AMENDMENTS

PROJECT
FEATURE AND LEVEL SURVEY
CITY OF WHITEHORSE

SITE:
13-15 THAMES STREET
BOX HILL

CLIENT:
STEPHEN SHEN

CADCON ENTERPRISES PTY LTD
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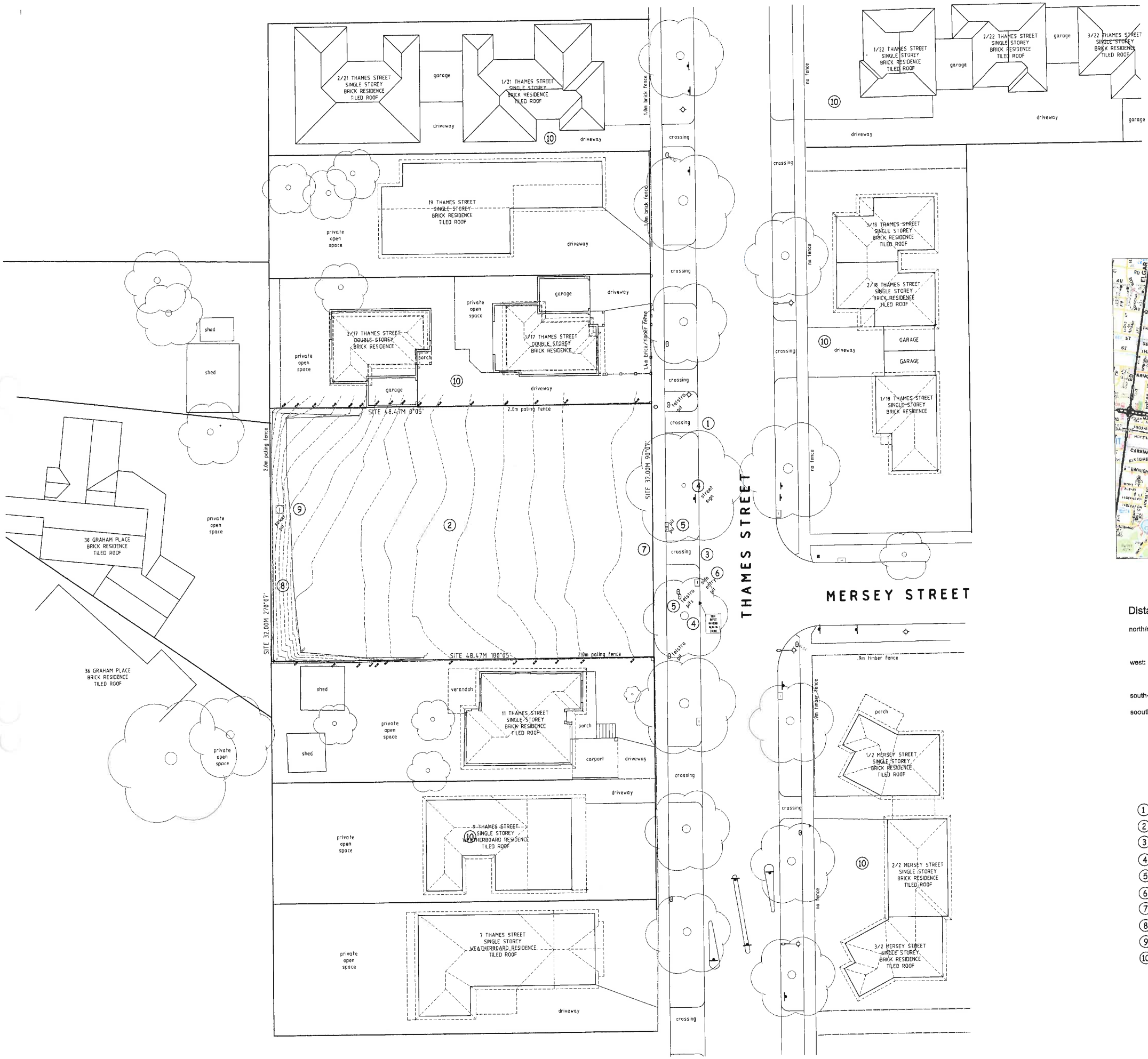
Clayton, Vic. 3168

RECEIVED
29 DEC 2016

SURVEYED: P.P./F.K.	DATE: SEP'16
DRAWN: N.G./N.M.	SCALE: As Shown
	APPROVED: -
JOB No: 1604THAM	SHEET NO. 1 of 1
DRAWING No: 6050FS	

LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD) - NUNAWADING PM 913 - RL96.80



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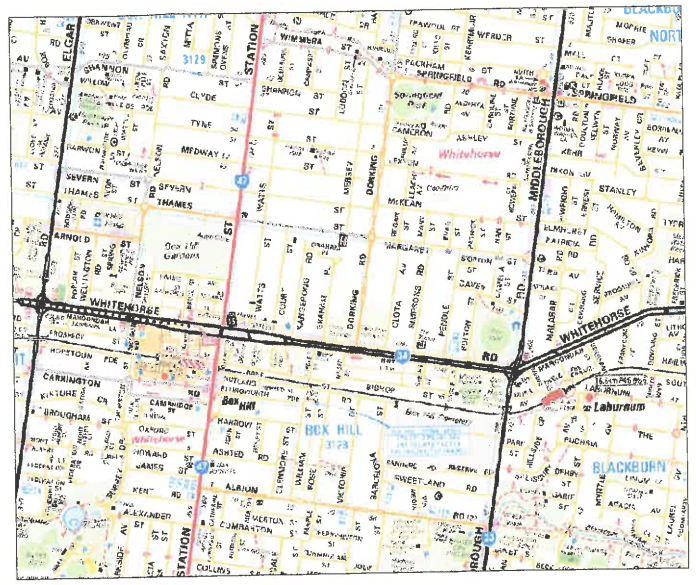

Locality plan

Distance to local facilities:

north/north-east: 600m to Springfield Park Reserve
1km to bike track leading to the City
1.4km to local State Primary School

west: 500m to Box Hill Gardens
1km to Box Hill Hospital
1.4km to Box Hill Tafe

south-west: 1.1km to Box Hill Station and Shopping Centre

soouth/south-east: 500m to Catholic College & Primary School
750m to Box Hill Tafe & Town Hall
1.1km to Box Hill High School
1.5km to Laburnum Station

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WHITEHORSE PLANNING SCHEME
APR 2017
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Site Analysis:

1. existing crossing to be retained
2. site currently vacant, land slopes up from front of site to rear fence
3. existing driveway may need to be relocated
4. street sign and street tree to be avoided when relocating crossing
5. existing pits in the street need to be considered when relocating crossings
6. side entry pit on Thames St cannot be relocated
7. no existing front fence
8. land at the rear of the site rises steeply over active sewer drain
9. sewer pit at rear of site, clearances to proposed buildings required
10. existing unit developments in the neighbourhood

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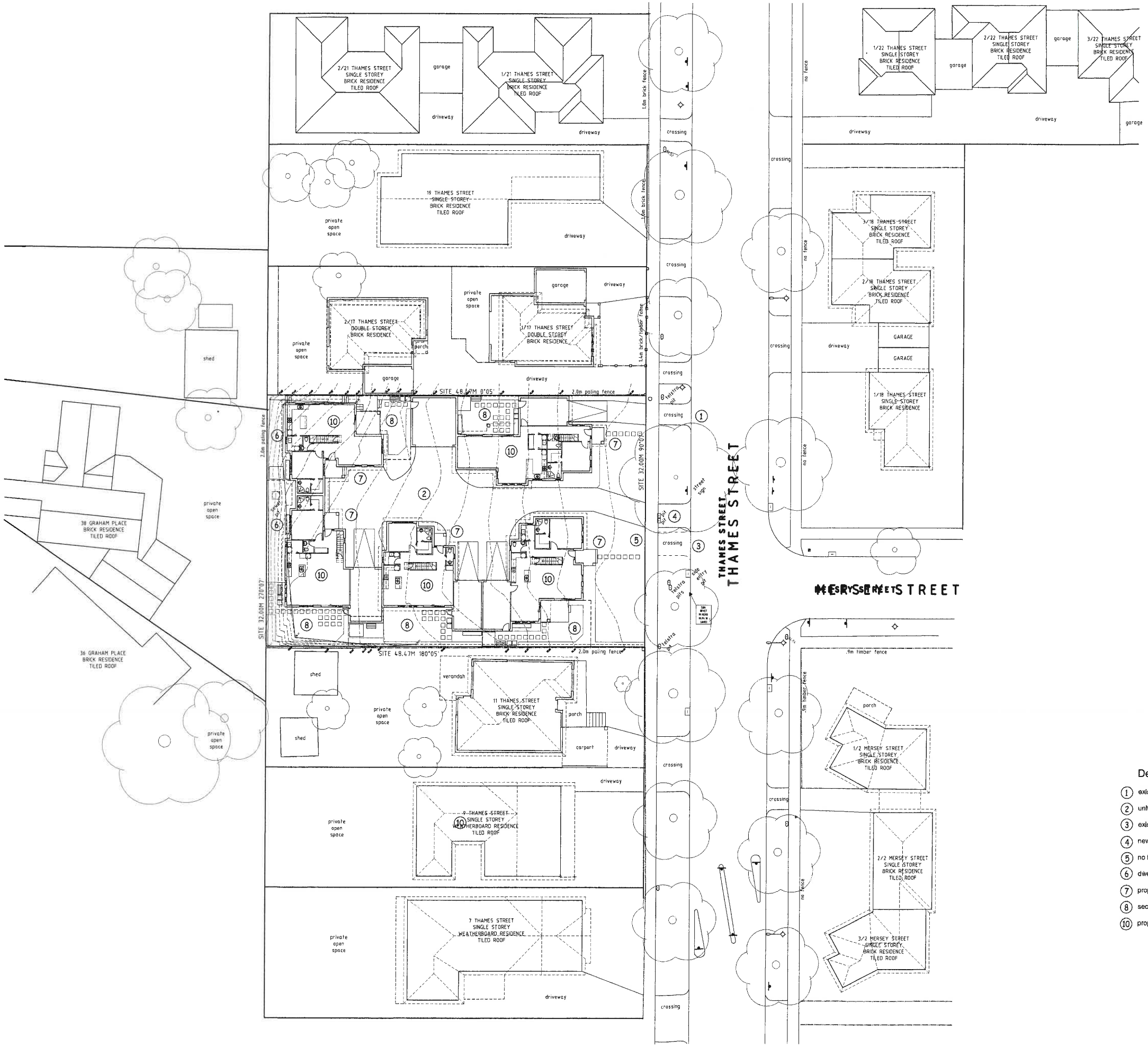
multi-dwelling development at 13 - 15 Thames St, Box Hill

16-05

DWG FILE: 1605tp
SHEET: site analysis
SCALE: 1:250
DRAWN: M.F.
DATE: 28.11.16



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WHITEHORSE PLANNING SCHEME
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Design Response:

1. existing crossing has been retained
2. units floor levels designed to work with the slope of the land to minimize site cut
3. existing driveway relocated
4. new driveway relocated around street tree, street sign and existing pits
5. no front fence proposed
6. dwellings located with minimum 1.0m clearance from edge of sewer pipe and sewer pit
7. proposed dwellings each have their own distinctive and clearly identifiable entries
8. secluded private open spaces all have access to norther sunlight and are located directly off living areas
10. proposed materials - brickwork, render & tiled rooves respects the neighbourhood character

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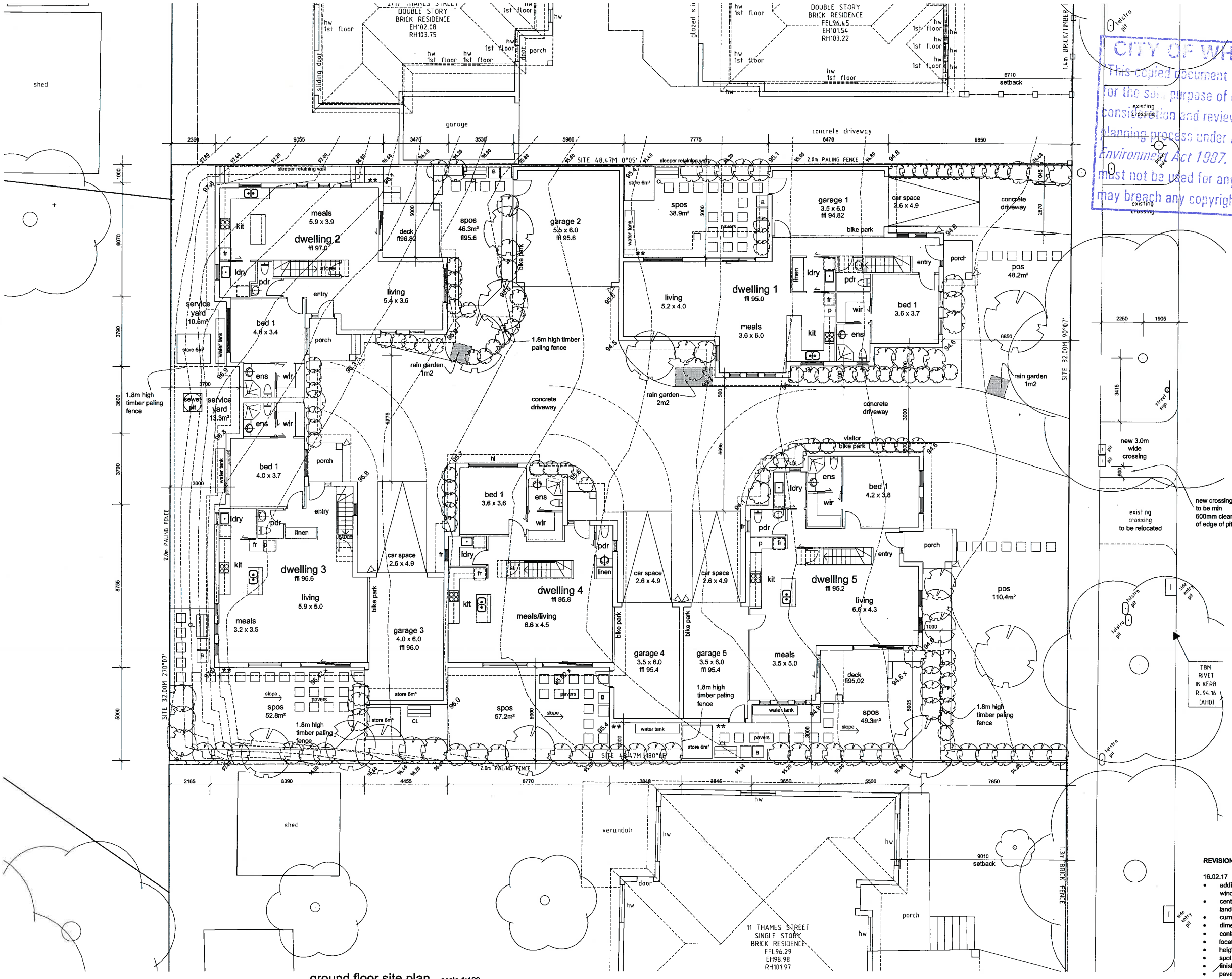
16-05

DWG FILE: 1605tp
SHEET: design response
SCALE: 1:250
DRAWN: M.F.
DATE: 28.11.16



ground floor site plan scale 1:100

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LEGEND

Levels shown are to A.H.D.

hw	adjoining habitable room window
f	fixed glazing
fr	frosted glazing
h	opaque film to min. 1.4m above driveway/paving level
hl	highlight window, min. sill height 1.7m above ffl
B	bins
CL	clothes line
E	electrical meters in common enclosure
G	gas meter
W	water meter
◁	external lighting sensor
**	water tap provided to courtyards

LIGHTING GENERAL

Lighting to have a maximum 80% of NCC allowances at 4W/m2 in the residence, with the use of LED luminaires or similar.

AREA ANALYSIS

site area 1573.8m²

dwelling 1
ground floor 129.4m²
first floor 76.6m²
206.0m² (22.2sq)

total private open space 87.1m²
includes secluded pos 38.9m²

single garage plus car space

dwelling 2
ground floor 100.0m²
garage 38.2m²
first floor 64.0m²
total ground floor 202.2m² (21.8sq)

secluded private open space 56.8m²

double garage

dwelling 3
ground floor 127.6m²
first floor 62.6m²
190.2m² (20.5sq)

secluded private open space 66.1m²

single garage plus car space

dwelling 4
ground floor 114.0m²
first floor 54.5m²
168.5m² (18.1sq)

secluded private open space 57.2m²

single garage plus car space

dwelling 5
ground floor 129.4m²
first floor 77.5m²
206.9m² (22.3sq)

total private open space 159.7m²
includes secluded pos 49.3m²

secluded private open space 49.3m²

single garage plus car space

GENERAL:

site cover 43.3% (682.1m²)
site permeability 36.6% (575.4m²)
total open space 426.9m²
total open space required:
20% of site area (1573.8m²) = 314.8m²

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WHITEHORSE PLANNING SCHEME
APR 2017
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REVISIONS:

16.02.17 'A'
- additional landscaping in front of living room windows, dwelling 2
- central driveway shifted east by 200mm, landscape strip on west 1.1m wide
- current vehicular crossings noted as existing
- dimensions added around street tree
- contour lines included over entire site
- location of crossovers added/dimensioned
- height and materials of internal fences noted
- spot levels added at corners of buildings
- finished site levels noted in private open spaces
- pavers noted in private open spaces

23.03.17 'B'
- rain gardens noted
- bike parking added
- external lighting sensors noted
- general lighting note added
- taps and floor wastes noted on balconies

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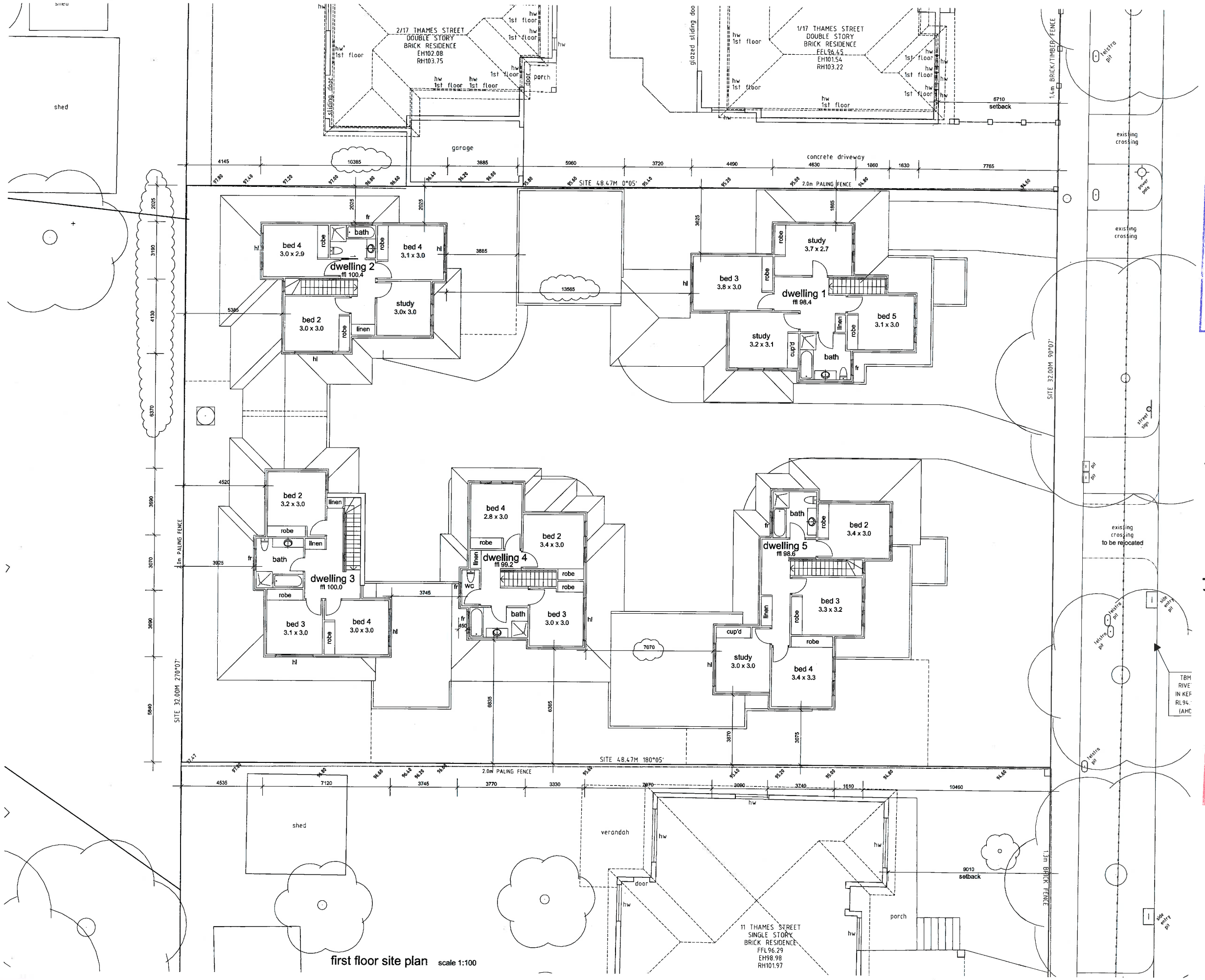
multi-dwelling development at 13 - 15 Thames St, Box Hill

16-05

DWG FILE: 1605tp_b
SHEET: 1 of 3
SCALE: 1:100
DRAWN: M.F.
DATE: 23.03.17



first floor site plan scale 1:100

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REVISIONS:

16.02.17 'A'
- dimensions added between upper levels of all units
- first floor overall dimensions amended

23.03.17 'B'
- no amendments this sheet

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multi-dwelling development at 13 - 15 Thames St, Box Hill

16-05

DWG FILE: 1605tp_b
SHEET: 2 of 3
SCALE: 1:100
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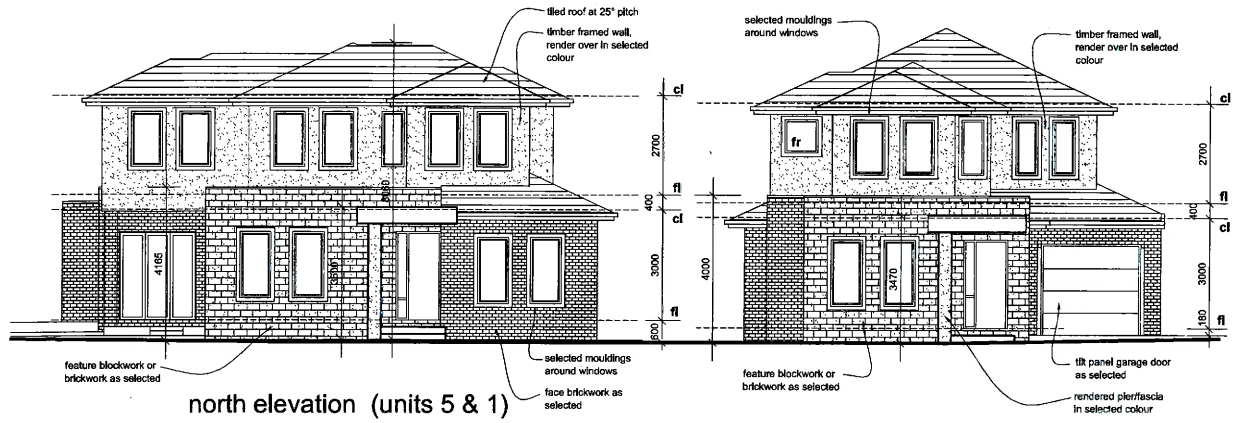
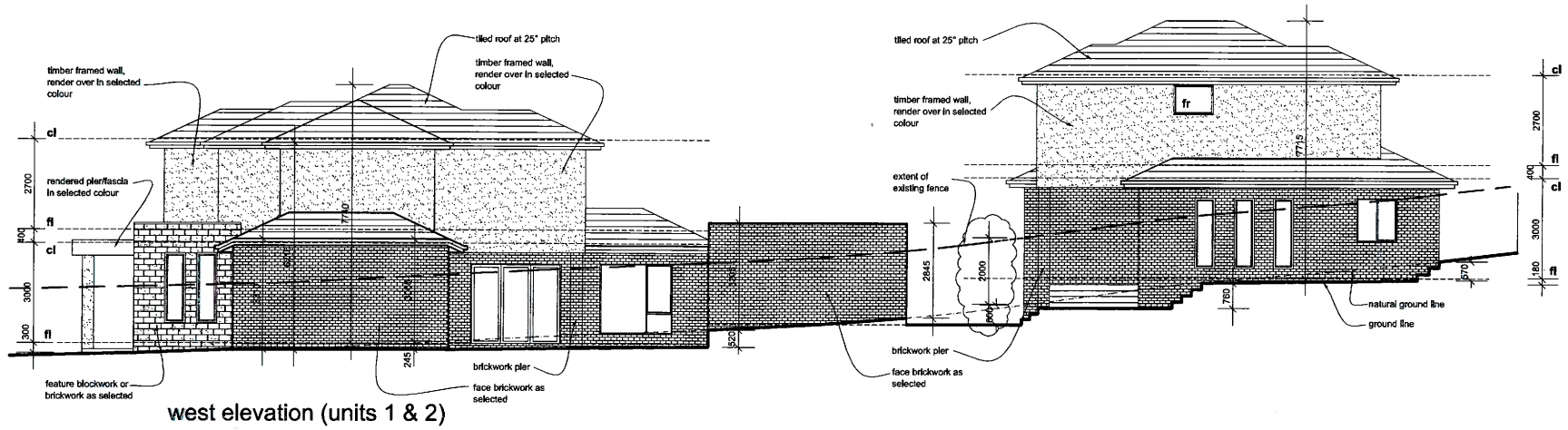
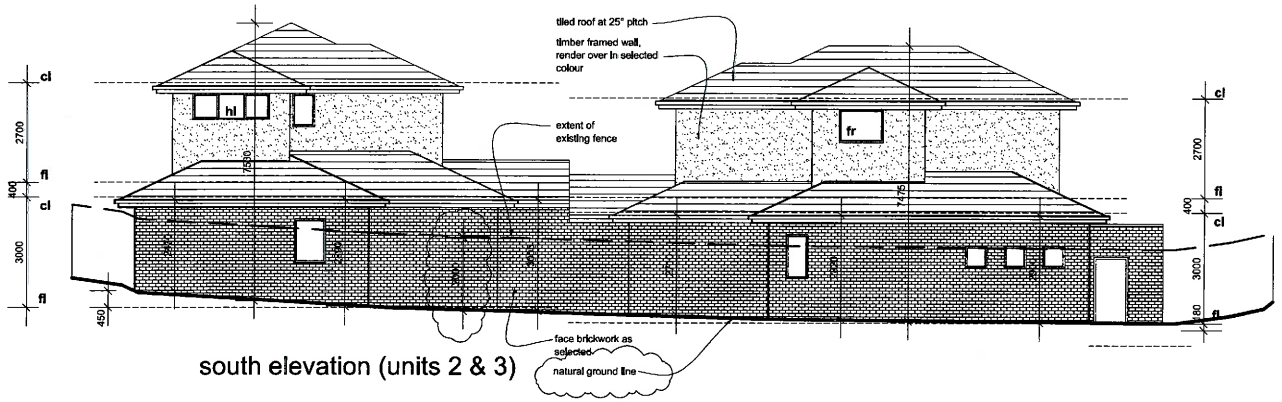


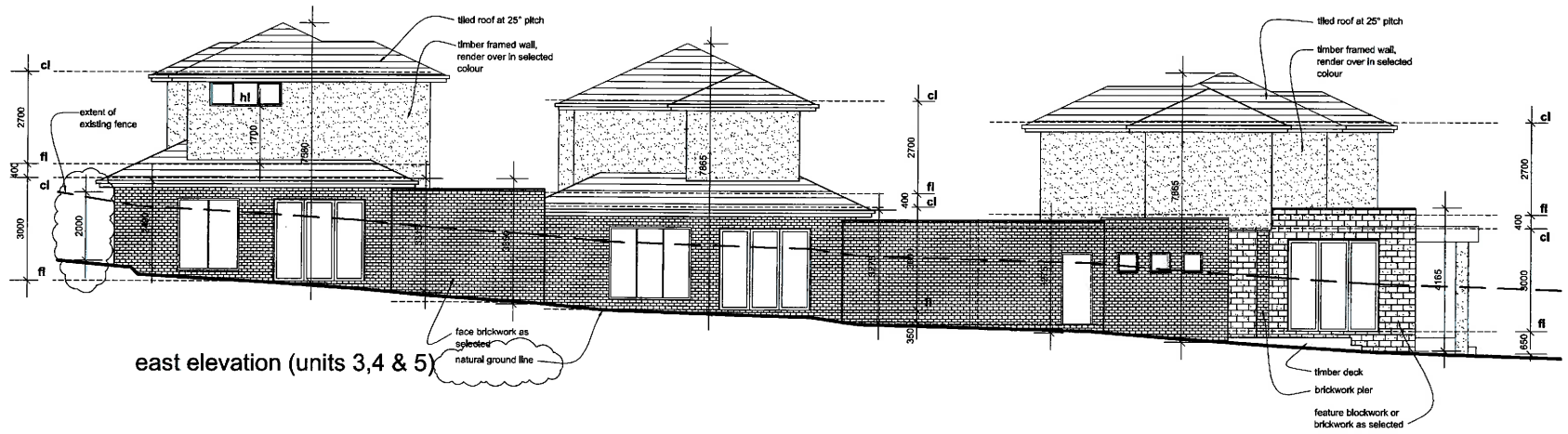
north elevation (units 5 & 1)



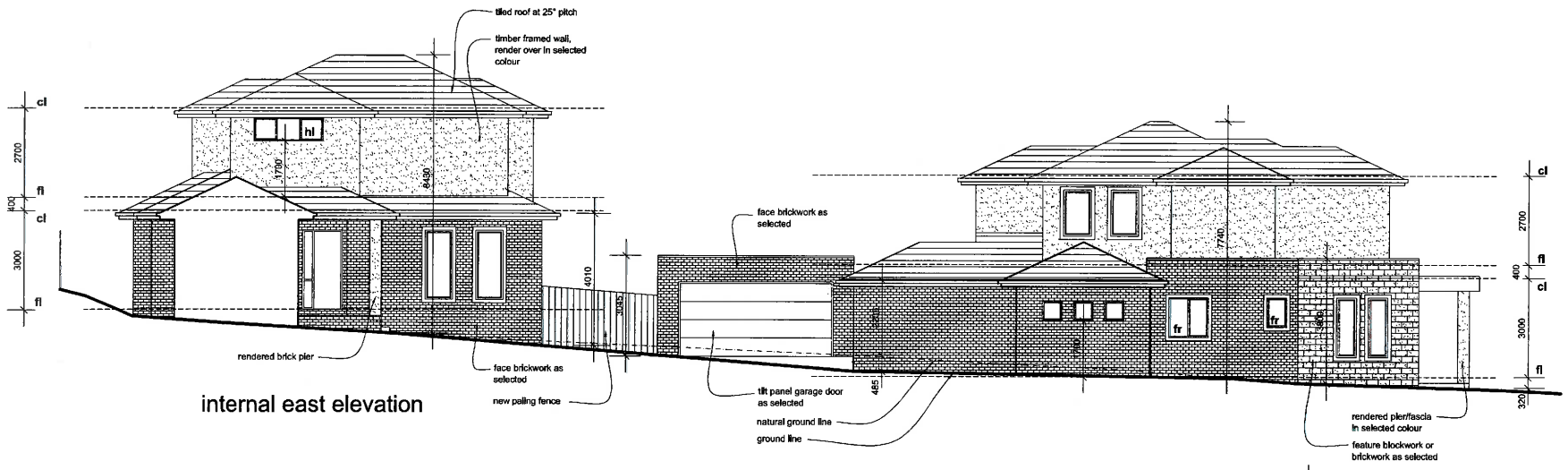
west elevation (units 1 & 2)



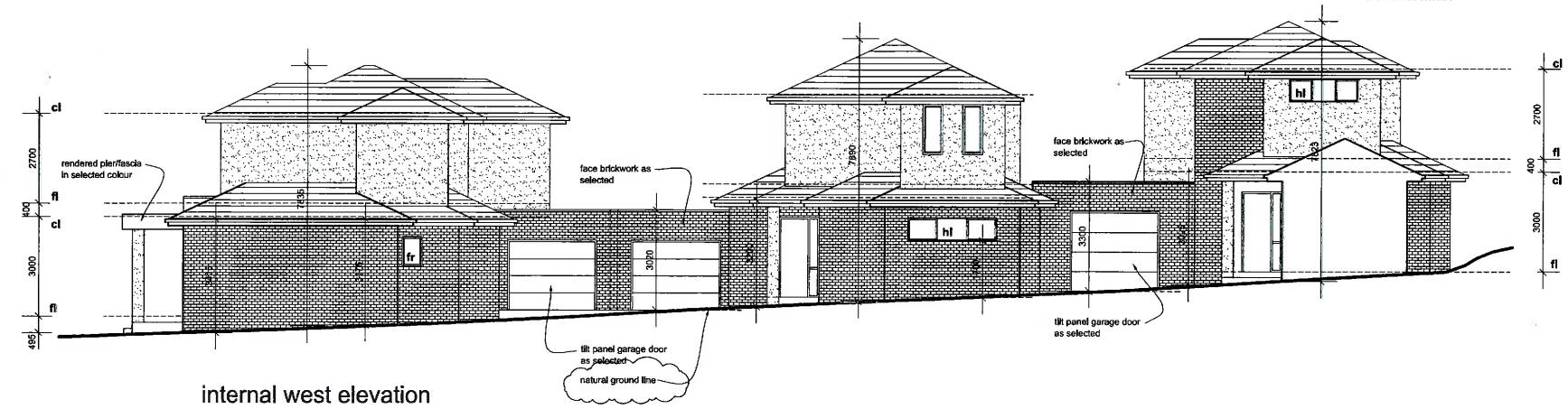
south elevation (units 2 & 3)



east elevation (units 3,4 & 5)



internal east elevation



internal west elevation

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B

GLAZING
All living/bedroom areas will have double glazing of at least U4.8 and a VLT (Visible Light Transmission) of at least 60%.

REVISIONS:

16.02.17 'A'
- natural ground line note added to all elevations
- unit numbers noted on elevations

23.03.17 'B'
- general glazing note added

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multi-dwelling development at 13 - 15 Thames St, Box Hill

16-05

DWG FILE: 1605tp_b
SHEET: 3 of 3
SCALE: 1:100
DRAWN: MF.
DATE: 23.03.17

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WHITEHORSE PLANNING SCHEME
APR 2017
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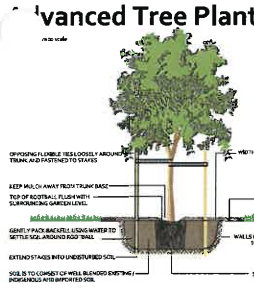
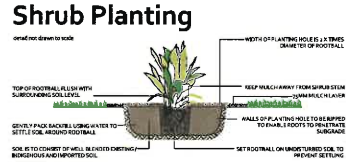
Proposed Planting Schedule

Code	Botanical Name	Common Name	Supply Size	Mature HxW(m)	Qty
TREES					
AIM	*Acacia implexa*	Lightwood	45ltr/min 2m high	9 x 5	3
APN	*Acer palmatum* 'Bonfire'	Japanese Maple	40ltr/min 1.6m high	3 x 2.5	1
EY	*Eucalyptus polyanthemos*	Red Box	45ltr/min 2m high	15 x 8	1
HF	*Hymenosporum flavum*	Native Frangipani	45ltr/min 2m high	10 x 4	2
TLL	*Tristaniopsis laurina* 'Luscious'	Luscious Water Gum	45ltr/min 2m high	8 x 5	1
UPB	*Ulmus parvifolia* 'Burnley Select'	Chinese Elm	45ltr/min 2m high	11 x 7	3
				TOTAL	**11**
SHRUBS					
ACO	*Acacia cognata* 'Mini Cog'	Dwarf Bower Wattle	20cm pot	.75 x 1.2	4
AS	*Acmena smithii var.* 'Minor'	Compact Lilly Pily	20cm pot	3 x 1.5	49
ADS	*Adenanthos sericeus* 'Silver Streak'	Silver Woolly Bush	20cm pot	2 x 1.2	13
CK	*Callistemon* 'Kings Park Special'	Bottlebrush	20cm pot	4 x 3	3
CR	*Correa reflexa*	Common Correa	20cm pot	.70 x 1.2	21
GO	*Goodenia ovata*	Hop Goodenia	20cm pot	1.5 x 1.5	9
PM	*Philotheca myoporoides*	Waxflower	20cm pot	2 x 2	1
GROUND COVERS & LOW SHRUBS					
CGJ	*Callistemon* 'Green John'	Green John Bottlebrush	14cm pot	.60 x .60	13
CRN	*Correa reflexa var. nummularifolia*	Common Correa	14cm pot	.20 x 1	12
RHG	*Rhagodia spinescens* 'Silver Border'	Silver Border Salt Bush	14cm pot	.50 x .80	59
TA	*Trachelospermum asiaticum*	Asiatic Jasmine	14cm pot	.10 x 1.5	35
TUSSOCKS / GRASSES / EVERGREEN PERENNIALS					
DR	*Dianella revoluta*	Blueberry Lily	14cm pot	.80 x .60	9
FG	*Festuca glauca*	Blue Fescue	14cm pot	.30 x .30	25
LM	*Liriope muscari*	Liriope	14cm pot	.75 x .75	22
LMJ	*Liriope muscari* 'Just Right'	Liriope	14cm pot	.50 x .50	21
LLT	*Lomandra* 'Lime Tuff'	Lomandra	14cm pot	.50 x .50	4

'vanced Tree Planting



Shrub Planting



Specifications

Subgrade preparation

Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm . Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties

Weed control

Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works .

Soil Preparation

Topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported
topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a.a. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- ph to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

*ed topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam lightly compacted to minimum 100mm depth

ch

ı ne specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm

Planting Procedure

If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available form the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occuring, then thoroughly watered in. Trees to be staked with two 125mm x 50mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition

Plant Establishment Period

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical mean, fertilising - 3/6 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period

Irrigation

An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations

Timber Edging

Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at nom. min 1000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pebble areas

Drainage

Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works

General

While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top

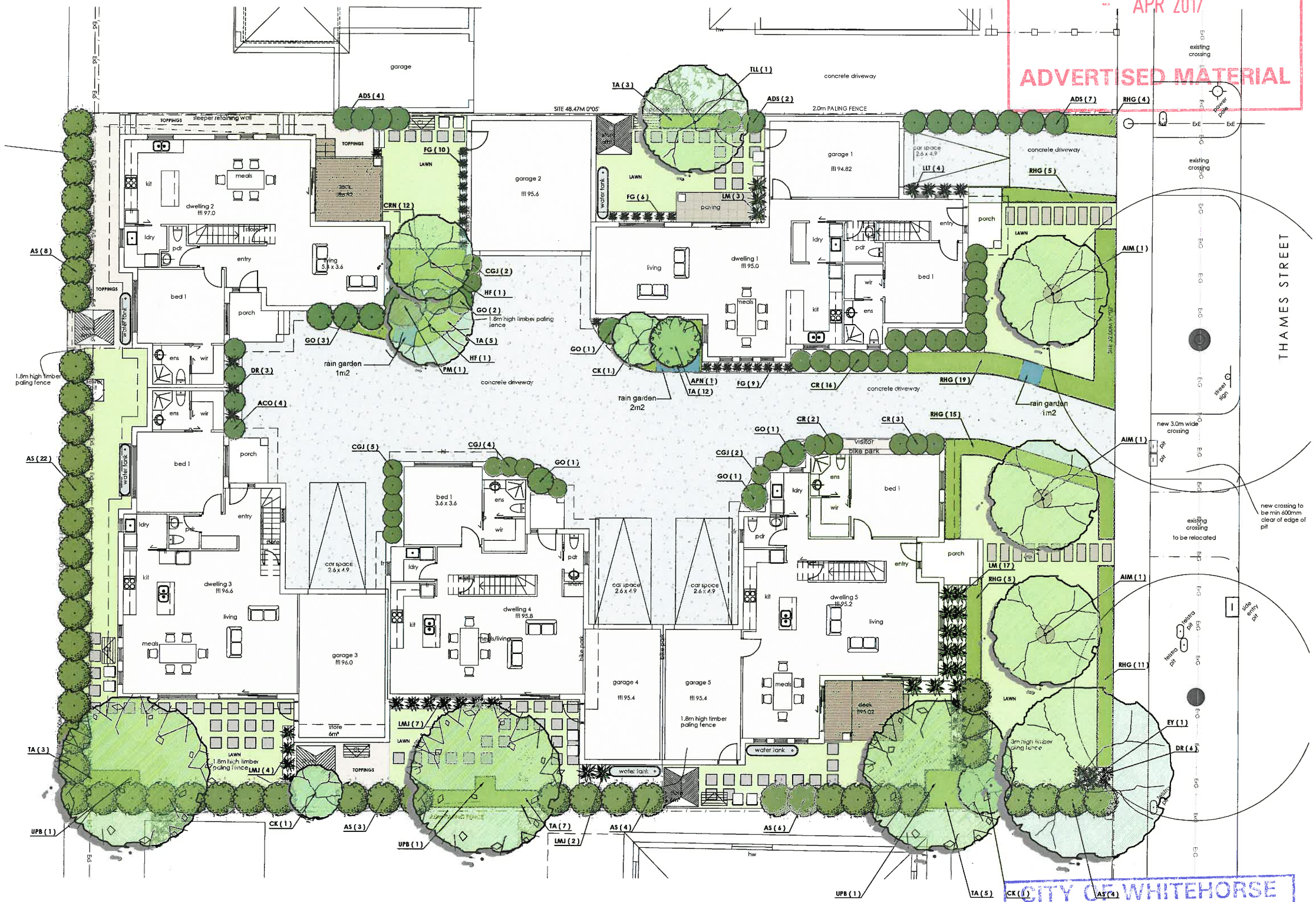
Plants - Quality of Trees and Shrubs

Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. if plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk calliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of - the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth

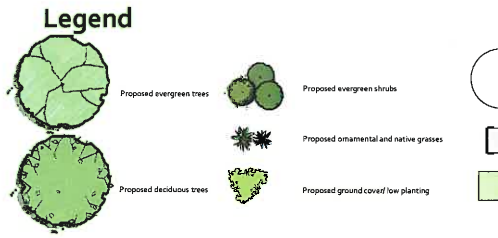
Protection of Existing Trees

All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or lopped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4970-2009 (*Tree protection in development sites*).

Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (*Pruning of amenity trees*). All tree protection practices must be in accordance with a consulting arborist and / or to the satisfaction of the responsible authority



Legend



Surface Finishes Detail

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JUSTIN HUTCHISON
landscape design
horticultural consultants

DO NOT SCALE FROM PLAN. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR SHOP DRAWINGS

JUSTIN HUTCHISON PTY LTD
Landscape Design | Horticultural Consultants
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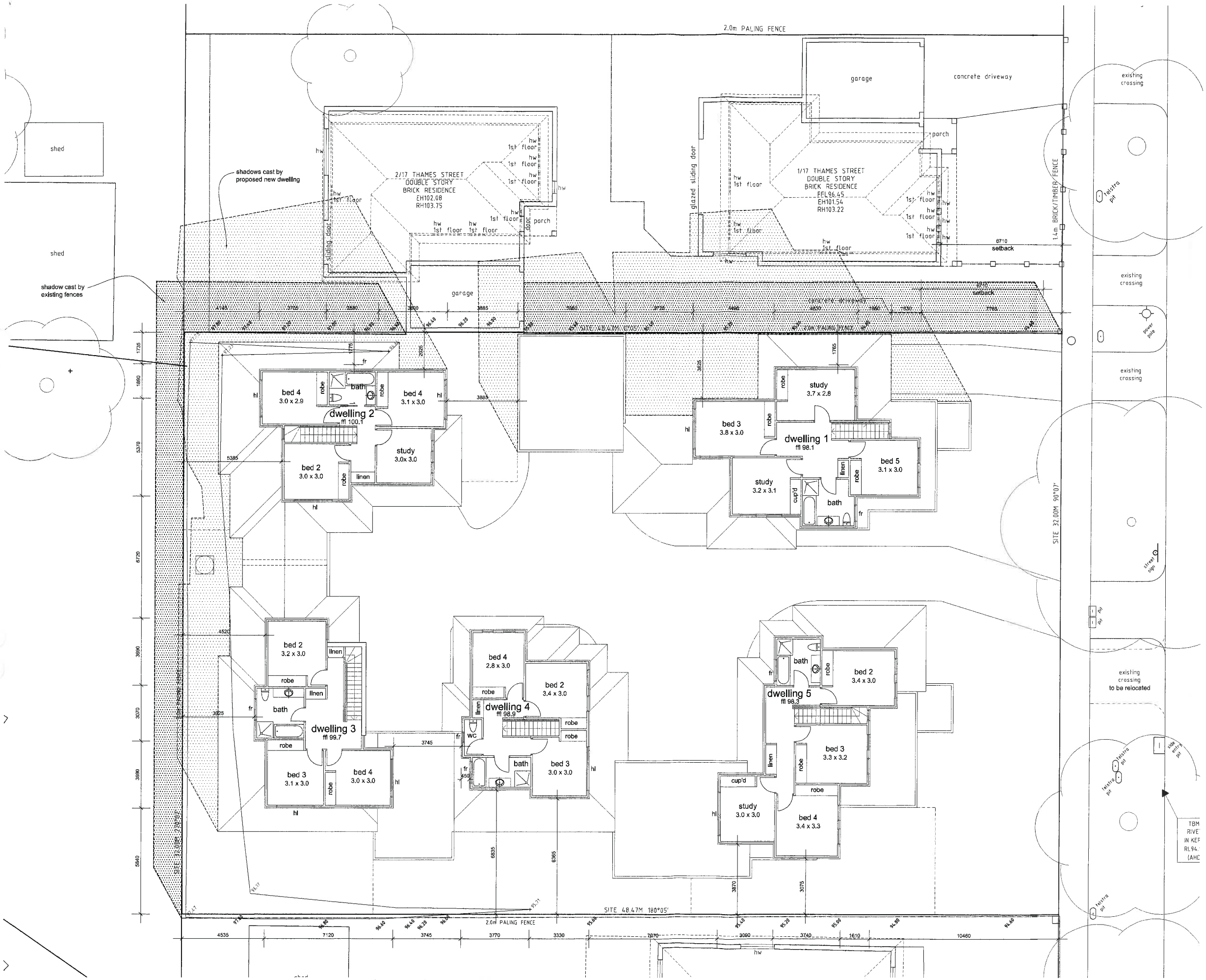
DATE	27.03.17	PROJECT #	1806
SCALE	1 : 100	REVISION #	B
DRAWN BY	J.H - D.AppSc (Hort) Burnley / Melb		

CLIENT
WEIBIN ZHU

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

PROJECT
PROPOSED MULTI DWELLING DEVELOPMENT
13-15 THAMES STREET BOX HILL



9am shadow, sept 23

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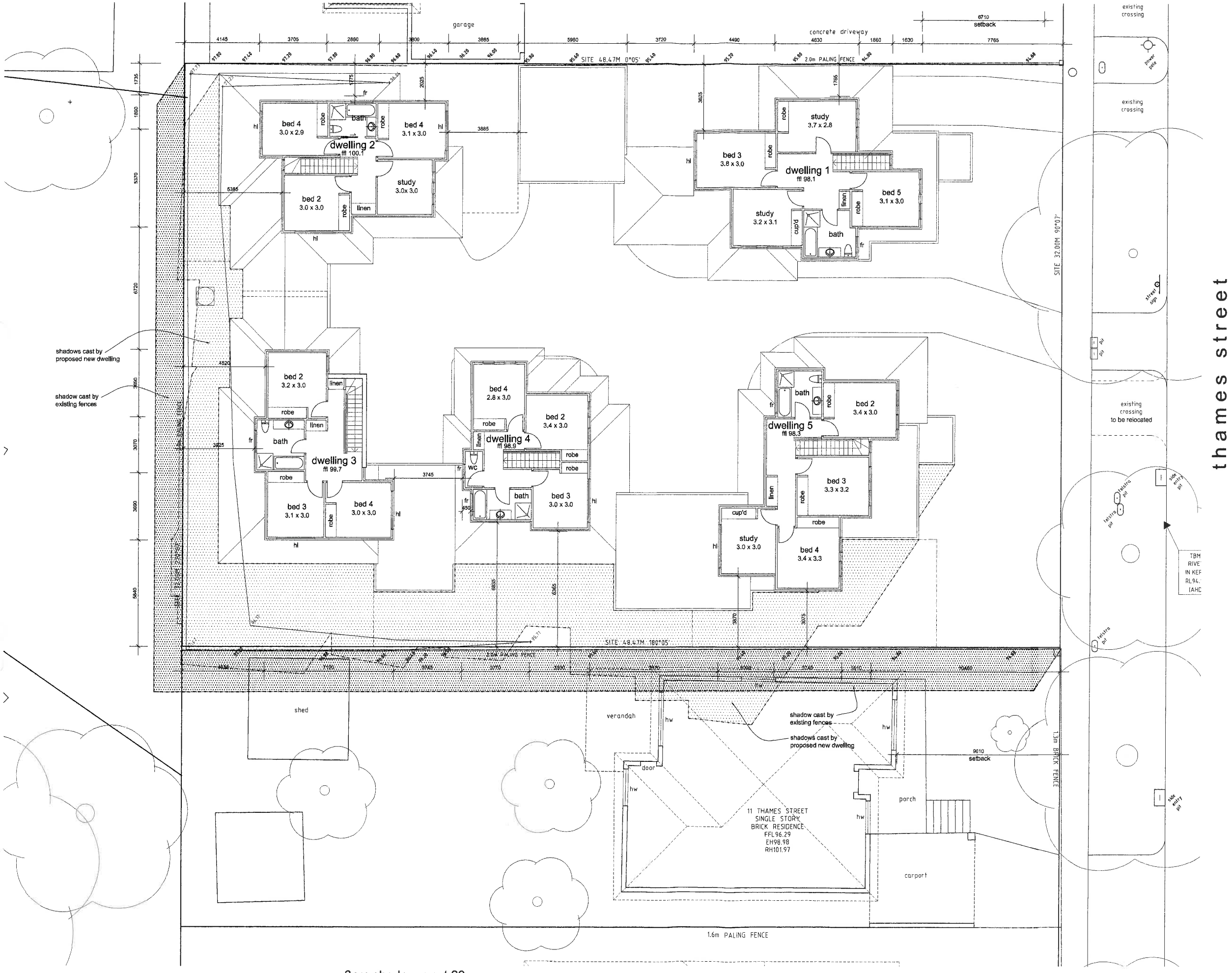
thames street

RECEIVED
29 DEC 2016

Marie Francis
P.O. Box 2719, Mount Waverley 3149
p/f: 03 9511 0438 m:0413 134 552
e: marie@mariefrancisarchitect.com.au
registration no: 15368

multi-dwelling development at 13 - 15 Thames St, Box Hill

16-05
DWG FILE: 1605tp
SHEET: 9am shadows
SCALE: 1:100
DRAWN: M.F.
DATE: 28.11.16



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Marie Francis
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multi-dwelling development at 13 - 15 Thames St, Box Hill

16-05

DWG FILE: 1605tp
SHEET: 3pm shadows
SCALE: 1:100
DRAWN: M.F.
DATE: 09.11.16